



\$66.00

07/30/2010 02:03:08 PM

1R-D ROAD/P
\$35.00 \$11.00 \$15.00 \$5.00

Cnt=1 Stn=11 RECCASH2

DEED FOR RIGHT-OF-WAY PURPOSES

KNOW ALL PERSONS BY THESE PRESENTS, that **Tom Madison**, Grantor, in consideration of the sum of One and no/100 Dollars (\$1.00), and other good and valuable consideration, to him paid by the City of Portland, a municipal corporation of the State of Oregon, the receipt whereof is hereby acknowledged, hereby conveys unto the City of Portland, which purchases pursuant to its eminent domain power and authority, an easement for public street and right of way purposes in the real property, being particularly described as follows ("subject property"):

As described on Exhibits A and A1 and depicted on Exhibits B and B1 attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, the same easement to the City of Portland for the uses and purposes aforesaid forever.

- A. Grantor represents that to the best of his knowledge after appropriate inquiry under the circumstances, the subject property is in compliance with all local, State and Federal environmental laws and regulations.
- B. Grantor represents that he has disclosed all knowledge of any release of hazardous substances onto or from the subject property, and disclosed any known report, investigation, survey, or environmental assessment regarding the subject property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
- C. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the subject property.

R/W # 7211

1N1E26BC TL 11400

After Recording Return to: _____

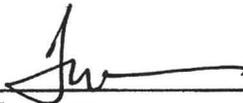
plc 106/800/Priscilla Partch _____

Tax Statement shall be sent to: _____

_____ No Change _____

- D. It is understood and agreed that the City, by accepting this dedication, is not accepting any liability for any release of hazardous substances onto or from the subject property, and that the Grantor is not attempting to convey any such liability.
- E. The Grantor, his successors and assigns, agree to defend, indemnify and hold harmless the City, its officers, agents, and employees against all liabilities, damages, losses, claims, demands, actions, and suits (including attorney fees and costs) resulting from the presence or release of hazardous substances onto or from the subject property. This provision shall not apply to a release of hazardous substances onto or from the subject property caused by the officers, agents or employees of the City. Any action taken pursuant to this provision shall not constitute an admission of liability or waiver of any defenses to liability.
- F. Grantor represents and warrants that he has the authority to grant this easement, that the subject property is free from all liens and encumbrances that would materially affect the easement grant, and that him and his successors will defend the same to the City against all claims and demands of all persons whomsoever.
- G. Grantor agrees that the consideration recited herein is just compensation for the subject property or property rights conveyed, which includes damage to the property remainder, if any, resulting from the acquisition or use of said subject property or property rights.

IN WITNESS WHEREOF, the Grantor above named, has hereunto set his hand this 23rd day of July, 2010.

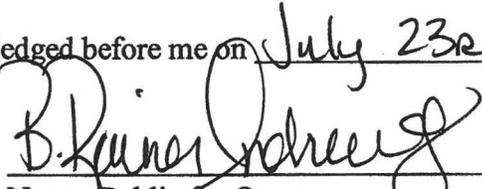


 TOM MADISON

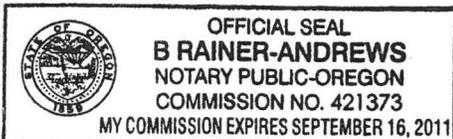
STATE OF OREGON

County of Multnomah

This instrument was acknowledged before me on July 23rd, 2010, by Tom Madison.



 Notary Public for Oregon
 My Commission expires 9-16-11



Approved as to form:

APPROVED AS TO FORM

City Attorney *Paula Neugebauer* DA
CITY ATTORNEY

Approved:

Wesley C. ...
Director or designee

1 FOOT RIGHT OF WAY DEDICATION
A PORTION OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2010-031972,
MULTNOMAH COUNTY DEED RECORDS
SITUATED IN THE N.W. 1/4 OF SECTION 36, T.1N., R.1E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
JULY 16, 2010

1.00 FOOT RIGHT OF WAY DEDICATION

A STRIP OF LAND 1.00 FOOT WIDE, OVER AND ACROSS A TRACT OF LAND CONVEYED TO TOM MADISON, BY DEED RECORDED AS DOCUMENT NO. 2010-031972, MULTNOMAH COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 25, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.E. OREGON STREET; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°59'15" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.E. 26TH AVENUE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°00'00" WEST A DISTANCE OF 1.00 FEET; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE AND PARALLEL TO, WHEN MEASURED AT RIGHT ANGLES, THE SOUTH RIGHT OF WAY LINE OF N.E. OREGON STREET, NORTH 89°59'15" WEST A DISTANCE OF 100.00 FEET TO THE EAST LINE OF LOT ONE OF SAID BLOCK 25; THENCE, NORTH 00°00'00" WEST A DISTANCE OF 1.00 FOOT, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 100.00 SQUARE FEET MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas G. Nelson

OREGON
JULY 26, 1988
THOMAS G. NELSON
#2351

RENEWAL 12/31/10

SURVEYED FOR:

TOM MADISON
1020 N.E. 2ND AVE.
SUITE 300
PORTLAND, OR 97232



Tom Nelson & Associates, L.L.C.

1001 SE WATER AVE, SUITE 390
PORTLAND, OREGON 97214
PHONE: (503) 230-1932
FAX: (503) 230-1962

DATE: JULY 16, 2010

FILE: 10077/1077 TOP0.DWG

DRAWN BY: PME

SHEET: 2 OF 2

R/W # 7211

EXHIBIT A

2 FOOT RIGHT OF WAY DEDICATION
A PORTION OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2010-031972,
MULTNOMAH COUNTY DEED RECORDS
SITUATED IN THE N.W. 1/4 OF SECTION 36, T.1N., R.1E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
JULY 16, 2010.

2.00 FOOT RIGHT OF WAY DEDICATION

A STRIP OF LAND 2.00 FEET WIDE, OVER AND ACROSS A TRACT OF LAND CONVEYED TO TOM MADISON, BY DEED RECORDED AS DOCUMENT NO. 2010-031972, MULTNOMAH COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT B, OF SAID BLOCK 25, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. SANDY BOULEVARD; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 60°48'55" WEST A DISTANCE OF 114.53 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID LOT 25; THENCE, ALONG THE EAST LINE OF SAID LOT 2, NORTH 00°00'00" WEST A DISTANCE OF 2.29 FEET; THENCE, LEAVING SAID EAST LINE AND PARALLEL TO, WHEN MEASURED AT RIGHT ANGLES, THE NORTH RIGHT OF WAY LINE OF N.E. SANDY BOULEVARD, NORTH 60°48'55" EAST A DISTANCE OF 114.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF N.E. 26TH AVENUE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°00'00" WEST A DISTANCE OF 2.29 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 262 SQUARE FEET MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas G. Nelson

OREGON
JULY 26, 1988
THOMAS G. NELSON
#2351

RENEWAL 12/31/10

SURVEYED FOR:

TOM MADISON
1020 N.E. 2ND AVE.
SUITE 300
PORTLAND, OR 97232

		Tom Nelson & Associates, L.L.C.	
		1001 SE WATER AVE, SUITE 310 PORTLAND, OREGON 97214 PHONE: (503) 230-1332 FAX: (503) 230-1952	
DATE: JULY 16, 2010	FILE: 10077/1077 TOPO.DWG		
DRAWN BY: PNC	SHEET: 2 OF 2		

R/W # 7211

EXHIBIT A 1

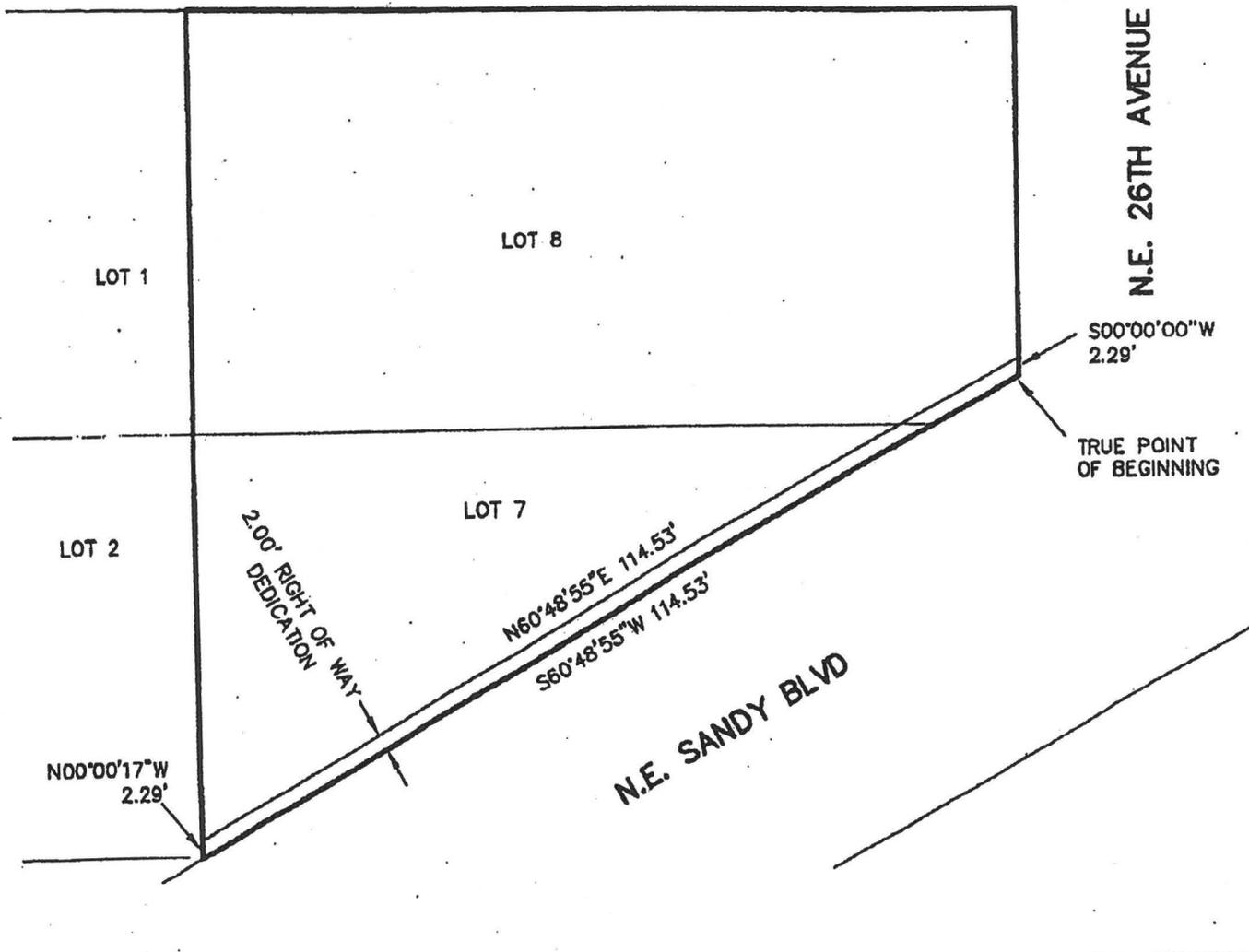
2 FOOT RIGHT OF WAY DEDICATION

A PORTION OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2010-031972,
MULTNOMAH COUNTY DEED RECORDS

SITUATED IN THE N.W. 1/4 OF SECTION 36, T.1N., R.1E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
JULY 16, 2010

N.E. OREGON STREET

R/W # 7211



SCALE: 1" = 20'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas G. Nelson

OREGON
JULY 26, 1988
THOMAS G. NELSON
#2351

RENEWAL 12/31/10

SURVEYED FOR:

TOM MADISON
1020 N.E. 2ND AVE.
SUITE 300
PORTLAND, OR 97232

	Tom Nelson & Associates, L.L.C.	
	1001 SE WYTER AVE, SUITE 390 PORTLAND, OREGON 97214 PHONE: (503) 230-4932 FAX: (503) 230-4962	
DATE: JULY 16, 2010	FILE: 10077/1077 TOPQ.DWG	
DRAWN BY: PME	SHEET: 2 OF 2	

EXHIBIT B1